



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Virtual Meeting
February 17, 2021
Minutes Prepared by Molly Porter**

I. The meeting was called to order at 7:31 PM

BOARD MEMBERS PRESENT: Keith Chernikoff, Ben Friedman, James Drake, Syed Shamim, Isabelle Gournay, Matthew Inzeo

COUNCIL PRESENT: Councilmember J. Davis

STAFF PRESENT: Molly Porter

ALSO PRESENT: Ian Black (Tenacity), Mike Postal (Tenacity), Thomas Haller (Haller and Gibbs), Jessica McMahon (NVR Homes), Chinmay Vyas (CV, Inc.), Jason Iannotti (BrunoClay), Silvia Silverman (CV, Inc.)

II. Agenda approved as amended

III. Minutes of February 3, 2021 approved as presented

IV. 7010 Greenbelt Road Proposed Development – Requests for City Support

Staff presented the revised concept plan for the proposed 7010 Greenbelt Road development and the requests for City support for two (2) text amendments and a variance. The requests for City support are related to land use, density, and green area/lot coverage. After Staff's presentation Mr. Haller spoke about the history of legislation affecting this zone, including the legislation that removed the bedroom percentage requirements that previously applied to this zone.

The Board then raised several areas of comment and concern about the proposed development. The Board discussed access to the site and confirmed that there is only one proposed access point to the site off of Greenbelt Road (MD 193). Mr. Black acknowledged the ongoing concern raised by City Council and Staff about the interaction between Greenbelt Road and the proposed development. Members of the Board then asked about noise mitigation. The Applicant responded that they did consult with a noise consultant and made changes to the site plan based on those conversations. They also noted that all buildings will need to be evaluated and the City will be involved in the review of the noise study.

Mr. Drake asked about turning left onto Greenbelt Road from the proposed development and raised a strong concern about a traffic hazard for future residents. He noted that only a right turn should be permitted.

Ms. Gournay noted that the development should accommodate the Greenbelt Connection and alternate modes of transportation. She also noted that the parking spaces being located next to the buildings is smart for this development, but that the spaces look tight.

The Board continued their discussion about a strong concern about traffic along Greenbelt Road. The Board also inquired about whether it would be possible to remove the blockages that currently restrict access to the Armory Building. The Board also discussed access from this site to other areas of Greenbelt. Mr. Postal stated that pedestrian access to Old Greenbelt is easy from this site. He further stated that if a resident were to drive they could turn right onto Greenbelt Road and access Old Greenbelt via Lakecrest Drive.

Ms. Gournay asked about the status of the Armory parcel and raised that connection through this property would allow for more connectivity with the existing pathways in Old Greenbelt. Ms. Porter confirmed that if the project were to move forward with a Detailed Site Plan, the plan would come back before the Board. With respect to the requested variance, Mr. Black stated that the Applicant is exploring ways to eliminate the need for the requested variance. Mr. Drake made a motion to support the presented recommendations by Staff. The Board voted (6-0) to support these recommendations.

V. National Capital Planning Commission Concept Review Referral on the Bureau of Engraving and Printing

The Board continued their discussion from the previous meeting about the Concept for the relocation of the Bureau of Engraving and Printing to the Beltsville Agricultural Research Center. Mr. Drake raised the concern about the proposed parking and noted that a multi-story parking structure should be included in the plans. He also raised that the agency should consider employees paying for parking spaces. He also asked about whether there is existing parking at the downtown location.

Mr. Shamim asked where the parking structure could be located on the site and raised the concern that there is a problem of access to the site. Mr. Friedman noted that a justification for the surface parking is limiting visibility of the structures on the site. The Board discussed changes to the report and voted to support the report as amended (6-0). Mr. Drake asked about long-term plans for BARC and Ms. Gournay noted that there are several empty buildings which is an issue. Mr. Drake stated a need to plan for the future of BARC.

VI. No new business was discussed.

VII. The meeting was adjourned at 9:00 PM.